FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petitions for Zoning Variances, a variance from Section 203.3.A.2 of Baltimore County Zoning Regulations (B.C.Z.R.) to permit the conversion of a dwelling (small bungalow) to a Class A office building with 100% medical use in lieu of the permitted 25% of the total adjusted gross floor area; a variance from Section 409.4.A to permit ten (10) ft. minimum width driveway in lieu of the required twenty (20) ft. for two way movements; and a variance from Section 409.4.C to permit an aisle width of twenty (20) ft. in lieu of the required twenty-two (22) ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner appeared, testified and was represented by Newton A. Williams, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 8621 Philadelphia Road, consists of .156 acres +/-, zoned R.O. and is currently improved with a 1-1/2 story bungalow dwelling, as indicated on Petitioner's Exhibit No. 1.

Proffered testimony indicated that the Petitioner is desirous of converting the subject structure into medical offices with a floor plan

PETITION FOR ZONING VARIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variances from Section 203.3A.2 to permit conversion of a dwelling (small hungalow) to

a Class A Office Building with 100% medical use in lieu of the permitted 25% of the

width driveway in lieu of the required twenty (20) feet for two way movements; and Section 409.4C to permit an aisle width of twenty (20) in lieu of the required twenty two

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the (22) feet following reasons: (indicate hardship or practical difficulty) for two way movements.

total adjusted gross floor area; Section 409.4A to permit ten (10) foot minimum

1. The subject RO Property is a small, well kept home on the southeast side of

2. That the house is only large enough for a single office, medical or otherwise.

3. That 250 square feet would be too little for a pediatrician's office and using

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

4. Due to the narrow width of the subject property and the location of the existing

Property is to be posted and advertised as prescribed by Zoning Regulations. (continued)

I/We do solemnly declare and affirm,

under the penalties of perjury, that I/we

Philadelphia Road, proposed as a Class A conversion.

the balance for other offices would create more traffic, etc.

Baltimore County adopted pursuant to the Zoning Law For Baltimore County,

dwelling variances for driveway and aisle widths are also required.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-427-

depicted by Petitioner's Exhibit No. 6. Testimony indicated that the Petitioner would voluntarily limit the number of medical care providers on the site to either one doctor and two employees or two doctors and one employee at anyone time. Testimony indicated that the proposed hours of operation will be from 9:00 A.M. to 9:00 P.M. Additionally, the Petitioner agreed to refrain from placing any exterior pole lights on the subject

Proffered testimony indicated that the proposed use of the subject property would not be detrimental to the health, safety or general welfare of the community and further, that the Petitioner would suffer and undue hardship and practical difficulty should the requested relief be denied. Additionally, insofar as the Bureau of Traffic Engineering's comments dated May 29, 1991 was a "no comment" regarding this matter, the Zoning Commissioner can only assume that the proposed use will have no adverse impact on traffic in this community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Peti-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

-2-

PETITION FOR ZONING VARIANCE (Continued)

5. That without the requested variances, the petitioner will sustain practical difficulty and unreasonable hardship.

6. The requested variances are in harmony with the spirit and intent of the regulations and will not adversely affect the health, safety and welfare of the area.

DATE: 2/20/91

DESCRIPTION FOR VARIANCES

91-427-1

Beginning for the same at a point on South East side of Philadelphia road 530 feet more or less North East of center line of Golden Ring road. Running thence along the South East side of Philadelphia Road North 57° 30' East 48.5 feet, thence South 49° 12' East 171 feet more or less, thence South 57° 30° West 48.5 feet, thence North 49° 12° West 171 feet more or less to the place of beginning.

Being Lot # 4, Block A, as set forth and delineated on plat of Golden Ring Park as recorded in Baltimore County Plat Book# W.P.C. No. 7, Folio # 135, containing 7800 square feet more or less. Also known as 8621 Philadelphia Rd. and located in the 14th Election District and 6th Council District.

> MATTI A. KASSIR Matt A. Baser REG. NO. 2275

> > الما المري

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore , 1991 that, pursuant to Petitions for Zoning Variances, a variance from Section 203.3.A.2 of Baltimore County Zoning Regulations (B.C.Z.R.) to permit the conversion of a dwelling (small bungalow) to a Class A office building with 100% medical use in lieu of the permitted 25% of the total adjusted gross floor area is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4.A to permit ten (10) ft. minimum width driveway in lieu of the required twenty (20) ft. for two way movements is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4.C to permit an aisle width of twenty (20) ft. in lieu of the required twenty-two (22) ft., in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> 2. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

> > -3-

CERTIFICATE OF POSTING

Location of Signer For ing Phil Rds, approar 13 Fx. 100 d way

Zoning Commissioner ✓ for Baltimore County

cc: Peoples Counsel

Verrenco

100% medical use in lieu of the parmitted 25% of the total adjusted gross floor area; to parmit 10 ft. minimum width driveway in lieu of the required 20 ft. for two-

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

July 16, 1991

Newton A. Williams Nolan, Plumhoff and Williams, Chartered

700 Court Towers 210 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Petition for Zoning Variance Case No. 91-427-A

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Very truly yours, Fobert Haines Zoning Commissioner

JRH:mmn

cc: Peoples Counsel cc: Dhia Said, M.D.

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING	
The Zoning Commission	ner af
Baltimore C NOTICE	OF HEARING
of Baltimon The Zonia	- Oam-ladau
public hear Bellimore Co	g Commissioner of runty, by authority of
identified in the Zoning /	Act and Regulations
the Count of Walkington	County will hold a
enue in To identified her	The Paris All of
as follows:	2.7%
Case # the County	Office Building to-
SE/SF cated at 111	W. Chooped Av-
NE of enue in Town	ion, Maryland 21204
1466日	
6th Col Case Nu Petition SE/S Pte	mber: 91-427-A Indebbie Road, 530
Dhis NE of c/l	Golden Ring Road
	ladelphia Fload Sion District
6th Cour	
Verlence Petitione of a dwelling Dhie S	
	eid, M.D. Dete: Friday,
	8, 1991 at 2:00 p.m.
justed gross Variance:	to permit conversion
10 ft. minim of a dwelling	
lieu of the ri a Class A way mover 100% medic	
aisle width I permitted 25	% of the total ad-
required 22 justed gross	Moor area; to permit on width driveway in
lieu of the re	guired 20 ft. for two-
ZOFI WEY MOVEM	ents; to permit and 1 20 ft. in lieu of the
N/J/5/340 required 22 (

J. ROBERT HAINE

THIS IS TO CERTIFY, that the annexed advertisement was publish ed in the NORTHEAST T'MES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md. once in each of ____successive weeks, the first publication appearing on 11 44 30,1991.

> DEFFERSONIAN, NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

> > Publisher

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive

weeks, the first publication appearing on may 30, 19 91

THE JEFFERSONIAN.

3HO - # 75.18

(Type or Print Name) Signature (Type or Print Name) City and State Attorney for Petitioner: Newton A. Williams Nolan, Plumhoff & Williams, Chartered 13414 Cambria Farms Road (301) 682-7130 (Type or Print Name) Phoenix, Maryland 21131 City and State 700 Court Towers 210 W. Pennsylvania Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted Newton A. Williams Towson, Maryland 21204 Name 700 Court Towers City and State 210 W. Pennsylvania Avenue 823-7800 Attorney's Telephone No.: 823-7800 Towson, Maryland 21204 ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

mik - 4/2./41 est time - 45 min acual anytine

Contract Purchaser:

Zoning Commissioner of Baltimore County

are the legal owner(s) of the property which is the subject of this l'etition. PROPERTY OWNER: DR. DHIA SAID M.D. Legal Owner(s): PROPERTY LOCATION: 8621 PHILADELPHIA RD. DHIA SAID MIDS. NETE

receipt

Account R-001-6150

9:00 91

H9100415

Account # 001-6150

FUBLIC FEARING FEES 130 - CONING VARIANCE - OTHER)

FRICE 1 X 4175.20

LAST NAME OF OWNER: SAID

TOTAL: \$175.00

04A04#0049MICHRC Please Make Checks Payable Te: Baltimore @punb004:10PN04-30-91

tqieen

Baltimore County Zening Commisioner

County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

94 AD+40015m1CHRC Please Make Checks Payable To: Baltimore County 0.2159FMD6-28-91

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 15th day of May, 1991.

ZONING COMMISSIONER

Petitioner: Dhia Said

Petitioner's Attorney: Newton A. Williams

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

887 3353

O. James Lighthizer

Secretary

Zoning Meeting of 5-14-91

Diah Said Property

(Item #415)

S/S Philadelphia Road

8621 Philadelphia Road

(MD 7) 530' East of Golden Ring Road

Hal Kassoff

Administrator

111 West Chesapeake Avenue Towson, MD 21204

DATE: 6/11/9/

Dhia Said, M.D. 13414 Cambria Farms Road Phoenix, Maryland 21131

Case Number: 91-427-A SE/S Phiadelphia Road, 530* NE of c/l Golden Ring Road 8621 Philadelphia Road 14th Election District - 6th Councilmanic Petitioner(s): Dhia Said, M.D. HEARING: FRIDAY, JUNE 28, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 100,18 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

cc: Newton A. Williams, Esq.

Maryland Department of Transportation

State Highway Administration

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887 3353

May 20, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-427-A SE/S Phiadelphia Road, 530' NE of c/l Golden Ring Road 8621 Philadelphia Road 14th Election District - 6th Councilmanic Petitioner(s): Dhia Said, M.D. HEARING: FRIDAY, JUNE 28, 1991 at 2:00 p.m.

Variance to permit conversion of a dwelling (small bungalow) to a Class A office building with 100% medical use in lieu of the permitted 25% of the total adjusted gross floor area; to permit 10 ft. minimum width driveway in lieu of the required 20 ft. for two-way movements; to permit an aisle width of 20 ft. in lieu of the requried 22 ft.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Dhia Said, M.D. Newton A. Williams, Esq.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

June 3, 1991

887-3353

Newton A. Williams, Esquire Nolan, Plumhoff & Williams 700 Court Towers

> RE: Item No. 415, Case No. 91-427-A Petitioner: Dhia Said Petition for Zoning Variance and Special Exception

Dear Mr. Williams:

Towson, MD 21204

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

cc: Dhia Said 13414 Cambria Farms Road Phoenix, MD 21131

JED:jw

Enclosures

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: May 29, 1991

Mr. J. Robert Haines Zoning Commissioner

Rahee J. Famili SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 14, 1991

This office has no comments for items number 413, 414, 415, 416, 417, 418, 419, 420, 421, 422 and 423.

RJF/lvd

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 15, 1991 FROM: Dennis A. Kennedy, P.E.

Zoning Advisory Committee Meeting for May 14, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 413, 416, 418, 420, 422 and 423.

For Item 417, the previous County Review Group Meeting comments are still applicable. The panhandle to Lot 3 should be 20 feet between Lots 1 and 2.

For Item 419, the previous County Review Group Meeting comments are still applicable.

For Item 414, a 10-foot drainage and utility easement exists along the north property line, as shown on record plat 40/122. No permanent structures are allowed within County easements.

minor subdivision process for review and comments.

For Item 415, a County Review Group Meeting is required. For Item 421, this site must be submitted through the

Derui, a. Krunedy, F.E., Acting Chief, Developers Engineering Division

DAK:s

John Contestabile, Chief Engineering Access Permits Division

Very truly yours,

Canh Rose

33 May 20, 1991

We have reviewed the submittal for a variance to permit

The plan must be revised to show the construction of a 25'

It is requested these revisions be made prior to a hearing

All work within SHA right-of-way must be performed under an access permit issued by our office prior to issuing of building

If we can be of further assistance, please contact Larry

conversation of a dwelling to a Class A Office Building and have

wide entrance to replace the existing 15' wide residential

Also, the plan must show a proposed 80' right-of-way (40' measured from the centerline) of Philadelphia Road.

LB:maw cc: Diah Said Mr. J. Ogle

Mr. J. Robert Haines

County Office Building

Towson, Maryland 21204

the following comment.

Attn: Mr. James Dyer

entrance onto Philadelphia Road.

Brocato of this office at 333-1350.

Zoning Commissioner

Dear Mr. Haines:

date being set.

301-333-1350 (Fax #333-1041)

Teletypewriter for impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner

DATE: June 12, 1991

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Dhia Said, M.D., Item No. 415

In reference to the applicant's requested variance, this office offers the following comments:

The proposed use does not conflict with the predominant office and commercial zoning in the immediate area of the petitioner's parcel. The site plan accompanying the variance requests contains notes which satisfactorily address particular concerns that staff has regarding this property, for example, a note states that a maximum of two employees will work in the office. Other references include the following:

- light shall be directed away from residences
- hours of operation are to be from 9:00 A.M. to 6:00 P.M.
- signage will comply with current allowance - a total of six parking spaces have been provided

Based upon the information provided and a meeting with Dr. Said, the Office of Planning and Zoning recommends that the petitioner's request be granted conditioned upon the following:

- 1. A landscape plan shall be filed with the Baltimore County landscape planner prior to the issuance of any building permits.
- 2. Due to parking and site constraints only one doctor shall conduct business in the office at any given time.
- If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm ITEM415/ZAC1

9621 PHILADELPHIA ROAD W-91-94

Revised Plan Comments Revised Plans Submitted: 7/17/91 & 7/25/91 Comments Date: 7/25/91 Comments Completed: 7/31/91

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Give the hearing number, what was requested, granted and/or denied, and list any restrictions.

Any requests for further information from the Zoning Office must include a reference to the waiver file #W-91-94 and written correspondence or revised plans must be accompanied by a copy of these comments.

JJS:scj

cc: Current Planning Zoning File - 91-427-A Waiver File

FARTHEORE COUNTY, HARRAND

THIER -OFFICE CORRESPONDENCE

Mr. Wirth / SWM DATE: June 24, 1991 Mr. Powell / EIRD Mr. Pitcon / W88 Hr. Flowers / CBCA Mr. Fisher / Planning tr. Richards / Zoning Mr. Bowling / InD Mr. Famili / Traffic Mr. Weiss / Samitation Mr. Beamwort / Land Acq. office Lutter / Bourse Level Capt. Fally / Fire Dept. Ar. Kinser / Rec.&Parks Mr. Brockto / SHA Mr. Butcher / C&P Mr. Keller / OPM Deputy Director (FYI) - Sasan Wimbley har an of Public Services SUBJECT: District: 1507

Project Name: 8621 Philadelphia Rd. Project No. : 91141 - Engineer : Kassir Phone No.: 837/3531

ACTION REQUESTED: CRG Plan Review (Meeting Waived) :xx W-91-94, CRG Plan Refinement Review CRG Non-Material Amendment Review: CRG Plan Approval Extension Review: Panhandle Minor CRG Plan Review : Minor Subdivision Review

Pre-Approved Building Permits:

Please provide separate comments for Building Permits. MOTE: Please detail any comments where permit cannot be approved, but subdivi: ion approval is acceptable.

Please review the attached plan for compliance with current regulations and return comments to our office by 7-15-91, If you have no comments or do not need to review this plan, please indicate by placing your initials here ____.

Thank you for your attention to our request.

SDW:sdw1 cc: File 3621 PHILADELPHIA ROAD W-91-94

CRG Waiver Plan Review Plan Date: 1/14/91 Comments Due: 7/15/91 Comments Date: 7/11/91 Comments Completed: 7/12/91

The zoning hearing and C.R.G. plans have been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify details necessary in order to determine compliance with these requirements. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts (whether previously identified or not) well in advance of any expected final zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning requirements, restrictions and details must be addressed on the C.R.G. plan. When the public hearing was requested, the assistance received at the time of filing the zoning petition and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of the previous and any possible future public hearing requests:

In bottom right-hand corner of plan in block note, correct Section 409.8.A to

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the waiver file #W-91-94 and written correspondence or revised plans must be accompanied by a copy of these comments.

JJS:scj

cc: Current Planning Zoning File - #91-427-A Waiver File

PALTHEORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

DATE: July 16, 1991

Hr. Wirth / State Mr. Fowell / Earth Br. Libon / VbB Mr. Florers / ChCA Mr. Fisher / Phenoing Mr. Richards / Moning Mr. Bowling / DED Mr. Femili / Traffic

in. Weiss / Statistion Mr. Beatmont / Land Acq. Ms. butz / Houde Ros. Cost. Kelly / Fire Dept. the Einstein / Red. &Porks

Mr. Bulcher / Car Er. Keller / Oth Deputy Director (FYI)

FROM: Season Win day Pareau of Public Services

Hione No.: 825-8035

Mr. Brocato / SHA

SUBJECT: District: 1907 Project Nome: 8621 Philadelphia Rd. Project No. : 91141 Engineer: Eassir

ACTION REQUESTED:

Please substitute these plans for the ones submitted to you on 6-24-91. No technical changes have been made .

Thank you for your attention to our request.

SDW:sdv ca: Pite

7/18/91

FROM: DR. DHIA SAID, M.D. 13414 CAMBRIA FARMS RD. PHOENIX, MD., 21131 PHONE: (301)667-4438

ATT: MR. ROBERT HAINES

ZONING COMMISSIONER

TO: BALTIMORE COUNTY OFFICE OF ZONING

REFERENCE: THE SAID PROPERTY: 8621 PHILADELPHIA RD. PLANNING ZONING CRG WAIVER NO. W91-94

SPECIAL EXCEPTION/HEARING/VARIANCE NO. 91-427A

MR. HAINES. ENCLOSED ARE:

- 6 COPIES OF THE SITE PLAN



9621 Philadelphia Rd. NORTH SIDE (FRONT SIDE, FACING Philadelphia Rd.)

Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

AUGUST 6, 1991

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner: DHIA SAID, M.D.

#8621 PHILADELPHIA ROAD Location: *415 Zoning Agenda: MAY 14, 1991 Item No.:

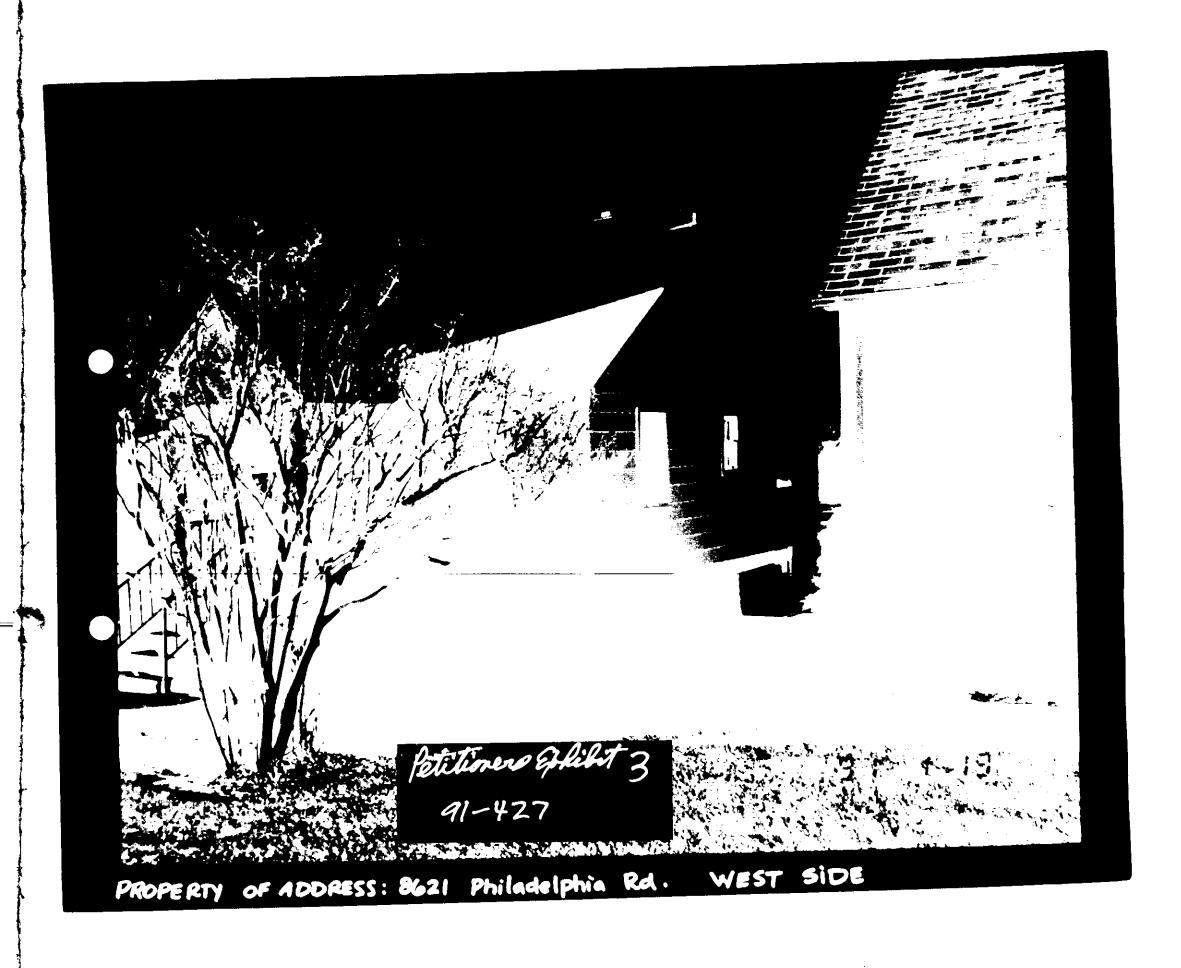
Gentlemen:

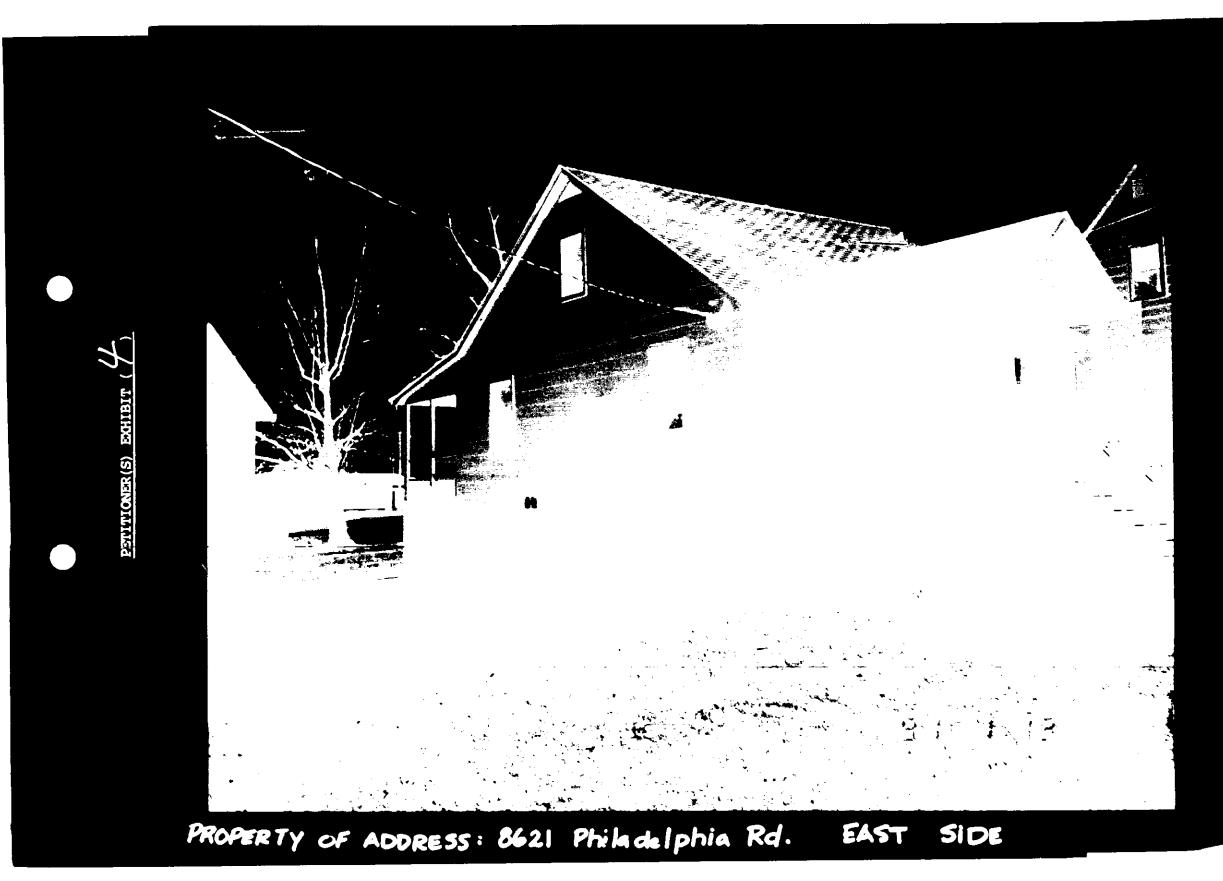
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

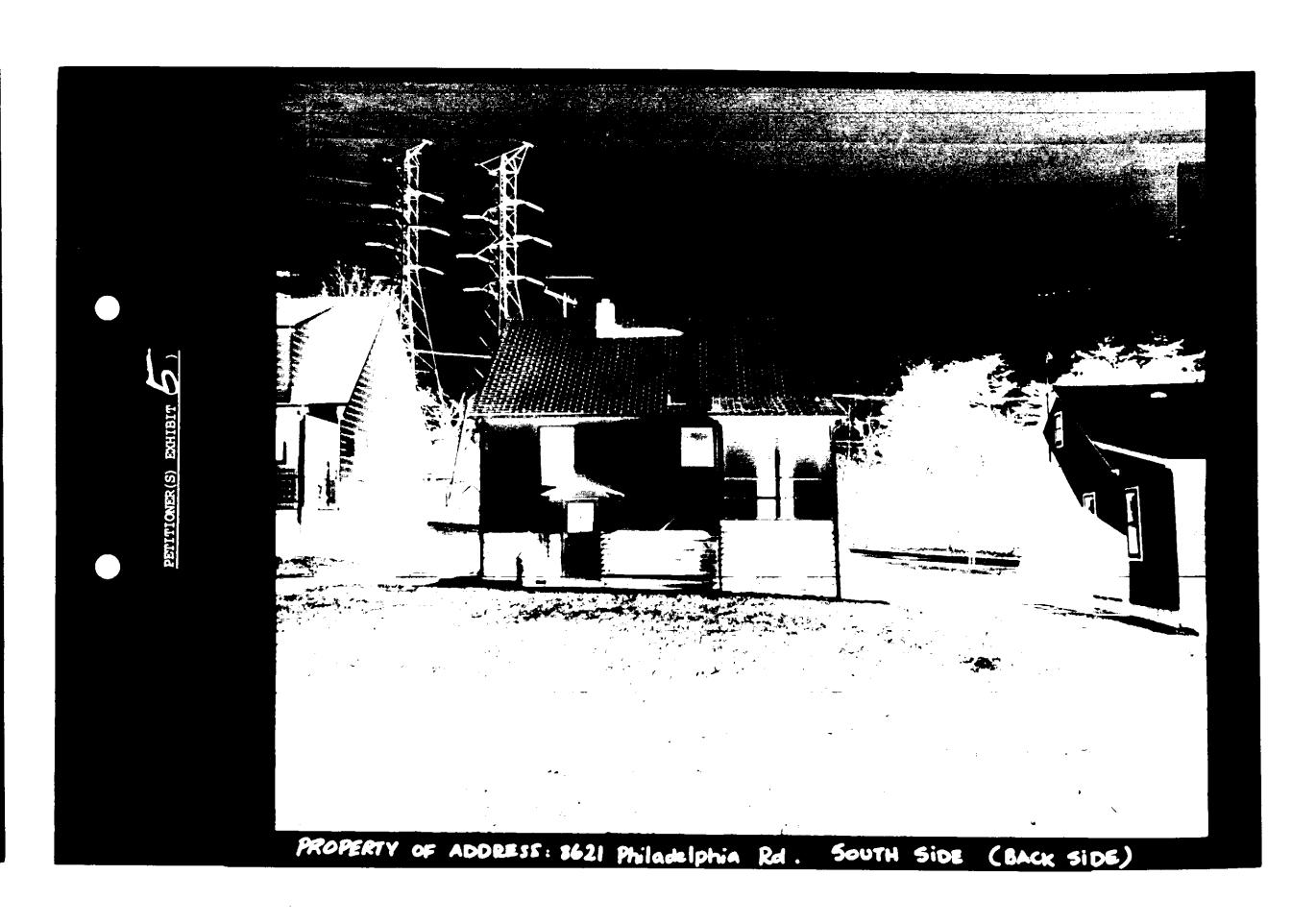
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

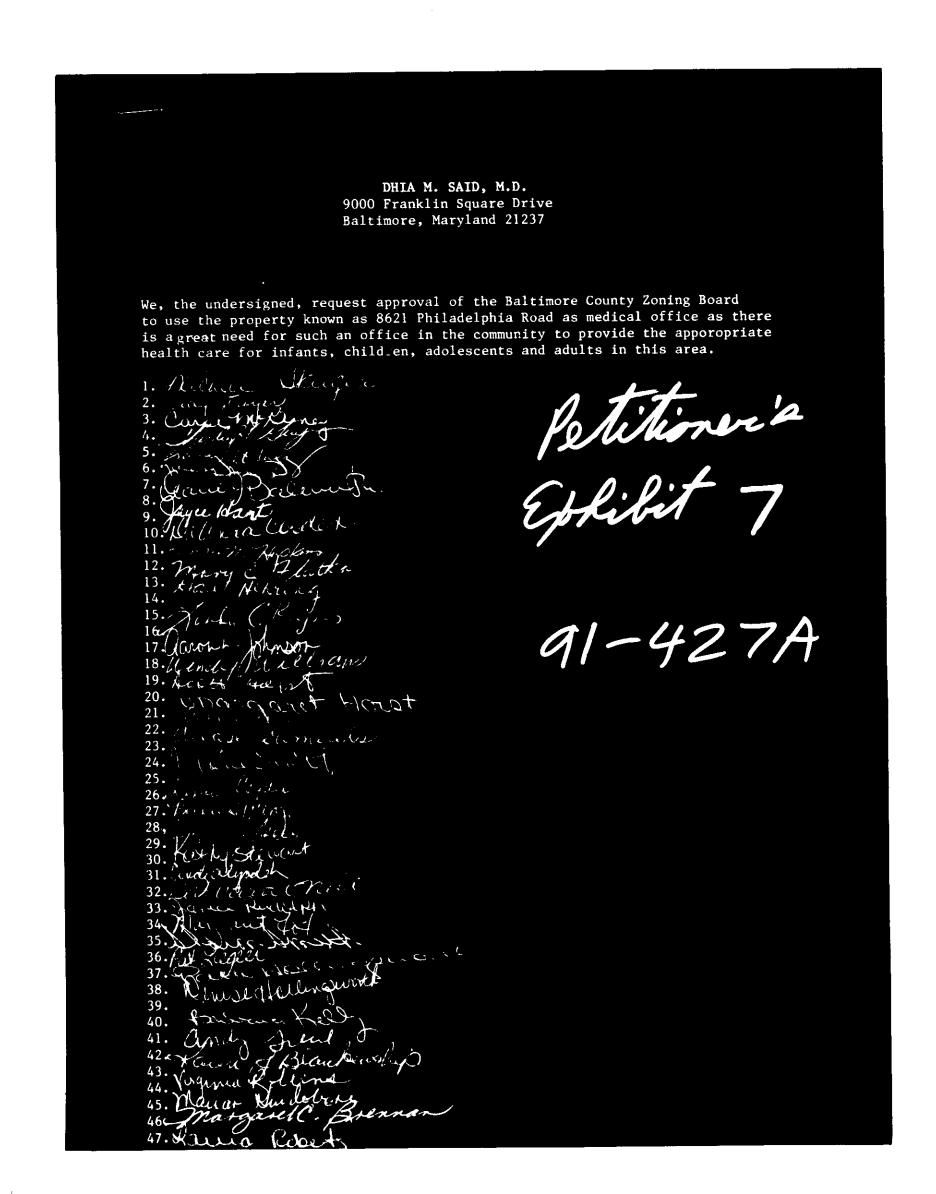
Fire Prevention Bureau Special Inspection Division

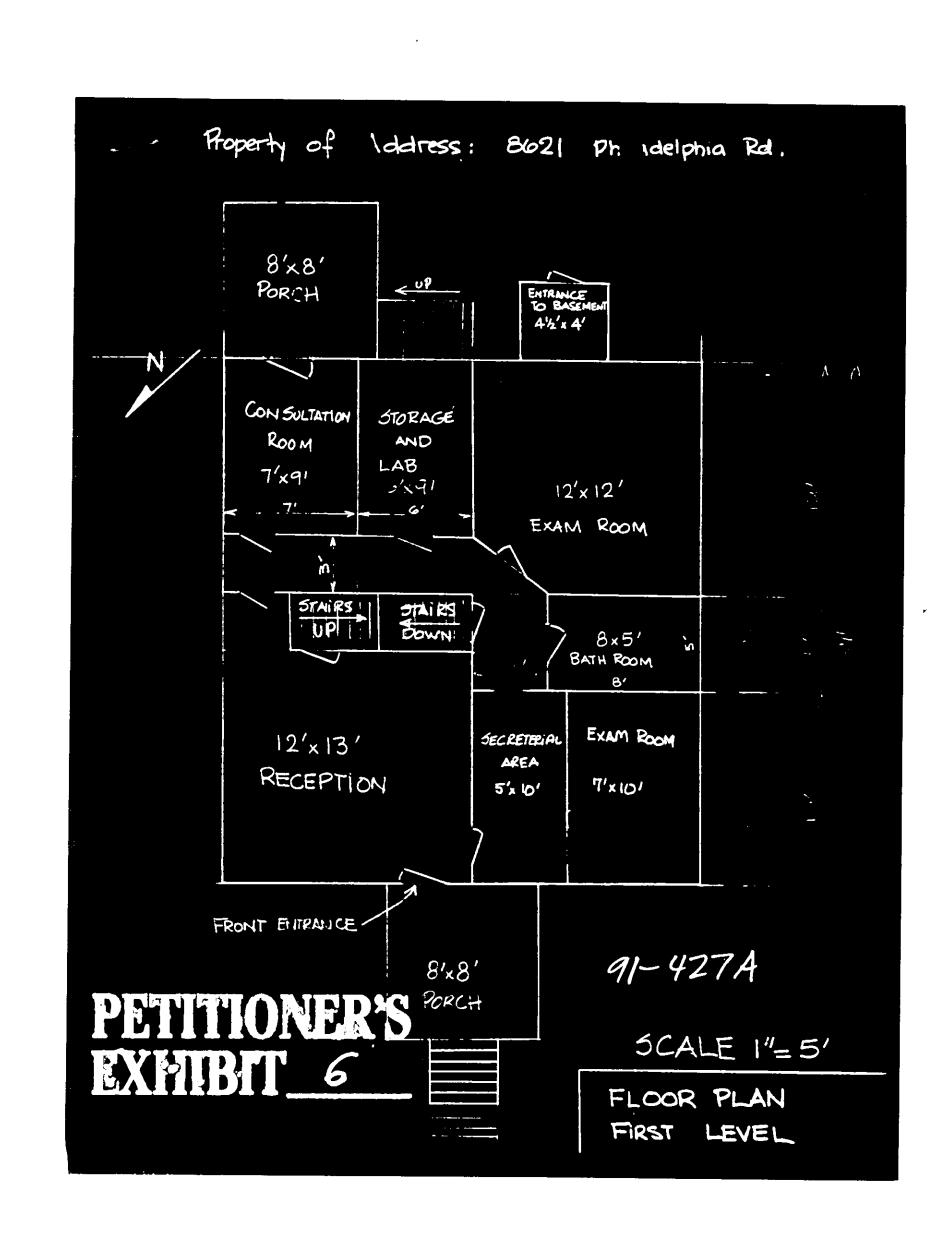
JK/KEK

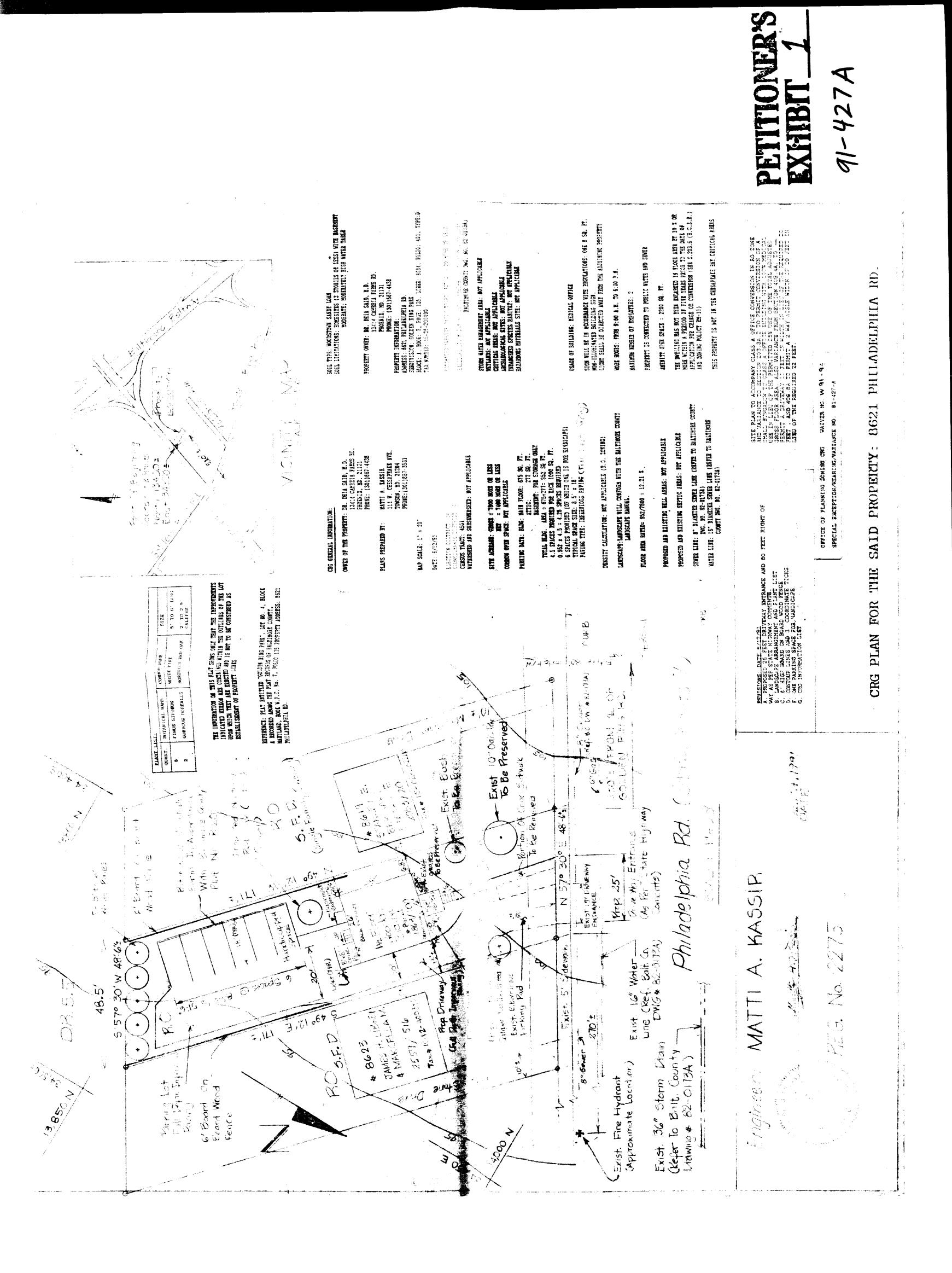












1. OWNER OF THE PROPERTY: DR. DIAH SAID, M.D.
13414 CAMBRIA FARMS RD.
PHOENIX, MD. 21131
PHONE: (301)667-4438

2. PROPERTY LOCATION: 8621 PHILADELPHIA RD.
9. GROSS AREA OF PROPERTY = 7800 SQUARE FEET HORE OR LESS
NET AREA OF PROPERTY = 7500 SQUARE FEET HORE OR LESS
LANDSCAPE WILL CONFORM WITH THE BALTIHORE COUNTY
LANDSCAPE MANUAL SEQUIREMENTS.
5. USAGE OF BUILDING: MEDITAL OFFICE
5. USAGE OF BUILDING: MEDITAL OFFICE
6. USAGE OF BUILDING: MEDITAL OFFICE
7. FARRING DATA: BLDM: MAIN FLOOR: 675 SQ. FT.
8-AREHENT: FOR STORAGE ONLY
FOREIGN HELTS. AREA = 675+ 277= 952 SQ. FT. 11 PROPERTY IS COPPERTED FOR FOLLOWS TO SELVEN THE DWELLING HAS NOT BEEN ENLARGED IN FLOOR AREA BY 10% OR MORE WITHIN A PERIOR OF FIVE YEARS PRIOR TO THE DATE OF APPLICATION FOR CHANGE OR CONVERSION. (SEE S.203.6 18.0.2.R.) AND JONING POLICY RM 11.) 4.5 CHICAS FOR EACH 1000 SQ. FT.

0.952 * 4.5 * 4.26 SPACES REQUIRED
6 SPACES SHOWN
TYPICAL SPACES SIZE: 8.5 * 18*

PAVING TYPE: MACADAM (MUST BE A DURABLE,
DOST LESS SURFACE)

0. SIGN WILL BE IN ACCORDANCE WITH REGULATIONS:

0. DOST LESS SURFACE)

1. LIGHT SHALL BE DIRECTED AWAY FROM ADJOINING PROPERTY

1. WORK HOURS: FERRE 9 ST A 1 TO 6:00 P.M

1. MAXIMUM NÜMPER OF EMPLOYEES: 2

1. PROPERTY IS COURSETED STELL WATER AND SINES THE INFORMATION ON THIS PLAT SHOWS ONLY THAT THE LMYROVEMENTS INDICATED HEREON ARE CONTAINEL WITHIN THE OUTLINES OF THE LOT OPON WHICH THEY ARE ERECTED AND IS NOT TO BE CONSTROED AS ECTABLICHMENT OF PROPERTY LINES CERTIFICATION: FROPERTY OF ADDRESS: 8621 PHILADELPHIA RD., LOT 4, ELOCK A, GOLDEN RING PARY, BALLTIMORE COUNTY, MD., ELECTION DISTRICT: 14, COUNCIL DISTRICT: 8 REFERENCE: PLAT ENTITLED "GOLDEN RING PARK", LOT NO. 4,"
BLOCK A RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUMARYLAND, BOOK W.P.C. No. 7, FOLIO 135 7/28 + 5

VARIANCE TO ACCOMPANY CLASS A OFFICE CONVERSION IN RO ZONE L BUNGALOW TO CLASS A OFFICE BUILDING WITH 100% MEDICAL IN LIEU OF THE PERMITTED 25% USE OF THE TOTAL ADJUSTED S FLOOR AREA. ALSO VARIANCE FROM SECTION 409.4A. TO IT A DRIVEWAY 10 FEET IN WIDTH IN LIEU OF THE REQUIRED 200, AND 409.4C. TO PERMIT A 2 WAY AISLE WIDTH OF 20 FEET IN OF THE REQUIRED 22 FEET.

